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Karen Johnson Davidson County
Batch# 988579 DEEDQC
04/05/2023 09 46 15 AM 4 pgs
Fees: $22.00 Taxes $0 00
20230405-0024694

This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
MKVB Acklen, LLC 118 16th Avenue South, Suite 230 Nashville, TN 37203	New Owner	10412017990

WHEREAS, Grantor (defined below) is transferring to Grantee (defined below) the property described herein by special warranty deed, and the purpose of this quitclaim deed is to transfer the property described herein using Grantee's new survey description.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **Tennessee Congress of Parent and Teachers, Incorporated, also known as and doing business as Tennessee Congress of Parents and Teachers** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **MKVB Acklen, LLC, a Tennessee limited liability company,** the **Grantee** herein, its successors and assigns, all of its right, title, and interest, together with all appurtenances, privileges, and easements, in and to the following described real estate located in Davidson County, State of Tennessee (the "Property"), which Property is more particularly described on Exhibit A attached hereto and incorporated herein (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property, all privileges, entitlements, rights, easements, claims of adverse possession, rights of way and easements now or hereafter belonging or pertaining to any of the foregoing, including any portion thereof located in any neighboring rights of way, streets, or strips, all development rights, air rights, wind rights, water rights, riparian rights and water stock relating to the real property, and all other rights, benefits, licenses, interests, privileges, easements, tenements, and hereditaments appurtenant to such real property or used in connection with the beneficial use and enjoyment of such real property or any improvements thereon, or in anywise appertaining to such real property or the improvements thereon (collectively with the Land, the "Property").

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

[signature pages follow]

[signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 4th day of April, 2023.

Tennessee Congress of Parent and Teachers, Incorporated

By: Dwight Hunter, President
Dwight Hunter, President

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dwight Hunter** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the President of the maker, Tennessee Congress of Parent and Teachers, Incorporated, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal this the 4th day of April, 2023.

Notary Public

My Commission Expires: Jan 8, 2024

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

[Affidavit to Quitclaim Deed]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 4 day of April, 2023.

Notary Public

My Commission Expires: 1-8-24

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

EXHIBIT A

Property Description

Being a tract of land lying in the 18th Council District of Davidson County, Nashville, Tennessee, and being a portion of Lot 32 on the Plan of Christopher and Kirkland's Addition as recorded in Plat Book 57, Page 58, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the north by the southern right of way (ROW) of Acklen Avenue, bounded on the east by Lot 1 of Resubdivision of a Portion of Lot 33 on the Plan of Lots 43, 44, 57 & 58 in Christopher and Kirkman's Belmont Park Addition as recorded in Plat Book 4885, Page 97, RODC, said Lot 1 being Gary M. Carden etux, Lynn A. Carden as recorded in Book 5820, Page 549, RODC, bounded on the south by the northern ROW of Magnolia Boulevard, and bounded on the west by a portion of Lot 31 on the Plan of Christopher and Kirkland's Belmont Park Addition as recorded in Plat Book 57, Page 158, RODC, said portion of Lot 31 being Frank L. Smith Jr. Trustee as recorded in Instrument Number 20051109-0135568, RODC. Said tract being more particularly described as follows:

POINT OF BEGINNING being a set point lying on said southern ROW of Acklen Avenue, being ±132 feet east of the southeast ROW intersection of said Acklen Avenue and 20th Avenue South, being the northeast corner of said Lot 31 and being the northwest corner of said Lot 32; thence with said southern ROW of Acklen Avenue South 82°02'25" East, 100.07 feet to a found 5/8" iron rod; thence leaving said ROW of Acklen Avenue and with the common line with said Lot 1 South 07°01'35" West, 111.04 feet to a set point lying on said northern ROW of Magnolia Boulevard; thence along said ROW of Magnolia Boulevard with the following: South 67°18'33" West, 96.08 feet to a set point; thence, North 82°02'25" West, 17.06 feet to a found 1/2" iron rod; thence leaving said ROW of Magnolia Boulevard and with the common line with said Lot 31 North 07°11'07" East, 160.02 feet to the point of beginning.

Tract contains 14,004 square feet or 0.322 acres more or less.

Bearings based on Tennessee State Plane Coordinate System.

Being a portion of the same property conveyed to Tennessee Congress of Parents and Teachers, Incorporated by Warranty Deed from F.H. Rausser and wife, Sarah Eulene Rausser of record in Book 2996, page 451 Register's Office for Davidson County , Tennessee, dated December 07, 1959 and recorded on April 19, 1960.